

5.9 LAND USE

This section provides an inventory of existing land uses and a discussion of potential land use impacts associated with the PEF Expansion project in accordance with CEC guidelines. The environmental consequences of developing the PEF Expansion are also discussed, along with the Applicant's proposal to apply the applicable Conditions of Certification for the existing PEF to the PEF Expansion.

The PEF Expansion consists of a nominal 160 MW simple cycle combustion turbine generator. The PEF Expansion area will be approximately two acres located entirely within the existing PEF 31-acre site boundary. The PEF Expansion requires no modification to the existing PEF offsite linear facilities (e.g., electric transmission line, fuel gas supply line, or water supply line). The PEF Expansion will use the existing PEF administration and control, warehouse and shop, and water treatment buildings. Site access and onsite roadways are common with the existing PEF. Figure 3.1-1 of this application depicts the new facilities required for the PEF Expansion project within the footprint of the existing PEF.

5.9.1 Affected Environment

The existing land uses within a 1-mile radius of the plant site have not changed substantially from what was described in 99-AFC-7. The Land Use Section 5.9 of 99-AFC-7 is included for reference as part of Attachment H appended to this application.

The existing conditions status was verified in a letter dated March 23, 2005 from Lorelei H. Oviatt, AICP, Supervising Planner, Kern County Planning Department. Specifically, this letter stated that:

- There have been no changes to general plan designations or zoning.
- The last revision of the zoning ordinance in February 2005 does not have changes that would trigger new compliance issues.
- There is no new development approved or proposed since 1999 that occurs within a 5- or 6-mile radius of the existing plant site.

5.9.2 Environmental Consequences

The PEF Expansion will share common facilities with the existing PEF and thus, the site disturbance remains unchanged from the existing PEF. No new land use impacts are expected as a result of the PEF Expansion. Consequently, the discussion of environmental consequences for the PEF Expansion remains unchanged from 99-AFC-7. The complete Land Use Section 5.9 of 99-AFC-7 is included for reference as Attachment H of this application.

As part of 99-AFC-7, the Applicant, in coordination with the landowner, Tejon Ranchcorp, processed land use-related actions with Kern County in order to ensure that the project site was consistent with applicable land use plans, policies, and regulations. Parcel Map 10694 created a new 31.05-acre parcel for the PEF power plant site. Because the PEF Expansion area is within the 31-acre existing PEF site, Parcel Map 10694 will accommodate the PEF Expansion without any changes. A Cancellation of Land Use Restrictions, Land Conservation Act, Agricultural Preserve No. 19 (Zoning Map 218R) was completed in order for the Applicant to develop the existing PEF on land that was within a Williamson Act Land Use Contract. Because the PEF Expansion area is within the 31-acre existing PEF site the cancellation will accommodate the PEF Expansion without any changes.

5.9.3 Mitigation Measures

The Applicant intends to apply the applicable Conditions of Certification for the existing PEF to the PEF Expansion. The Conditions of Certification for the PEF are included in Section 9.0 of this application. With the implementation of the applicable Conditions of Certification, no significant unavoidable adverse land use impacts are anticipated due to construction or operation of the PEF Expansion.

5.9.4 LORS Compliance

The PEF Expansion will comply with all applicable LORS related to land use. A complete list of the applicable LORS for land use is included in Section 7.0 LORS.

5.9.5 References

The land use references for the existing PEF are applicable to the PEF Expansion with the exception of the letter correspondence from Kern County. The references from Section 5.9 of 99-AFC-7 are included as part of Attachment H of this application.

Oviatt, L. 2005. Kern County Planning Department. Letter Correspondence with J. Scholl (URS).